



## Leduc Alberta

\$589,900

PIE LOT! CUL DE SAC! FULLY FINISHED BASEMENT! IMMEDIATE POSSESSION! This 2418 sq ft 4 ben + 2 DEN family home is ready for a new owner! Feat: hardie board siding, aggregate driveway, hardwood & tile floor on the main, gas fireplace, 9' ceiling on the main, upgraded kitchen w/ custom stone backsplash, appliances & granite countertops, decorative feature wall, large deck & more! Open concept main floor unites the living / dining space w/ entertainer's kitchen; great spot for family gatherings! Office / formal dining, laundry, 2 pce bath, & access to the yard. Upstairs brings 3 good sized bedrooms, including the primary bedroom w/ massive walk in closet & 5 pce ensuite. Bonus room for movie night / play space for the kids, additional 4 pce bath, & linen storage. Basement is professionally finished, w/ terrific rec room & dry bar for playing pool & watching the big game! 4th bedroom, second office / storage, & 3 pce bath. The yard is terrific! Plenty of space for the kids to play, garden, or set up the ODR! (id:6769)

Bedroom 4 3.61 m X 3.34 m

Recreation room 7.77 m X 5.4 m

Living room 4.28 m X 5.55 m

Dining room 3.89 m X 2.47 m

Kitchen 3.9 m X 4.32 m

Den 3.92 m X 3.05 m

Primary Bedroom 4.86 m X 4.54 m

Bedroom 2 3.2 m X 3.58 m

Bedroom 3 3.72 m X 3.11 m

Laundry room Measurements not available

Bonus Room 5.73 m X 3.83 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>



Royal

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